

FLOOD NOTE:
NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48439C0315K, MAP REVISED SEPTEMBER 25, 2009.

LOT 4R
CARTER INDUSTRIAL PARK
VOLUME 388/134, PAGE 80
P.R.T.C.T.

OWNER:
MEREKEN LAND & PRODUCTION COMPANY
777 Taylor Street # 1126
Fort Worth, TX 76102-4821
CONTACT: Larry Kalas

BRITAIN & CRAWFORD
LAND SURVEYING &
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FIRM CERTIFICATION: 1018000
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STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, MEREKEN LAND & PRODUCTION COMPANY, acting by and through the undersigned, its duly authorized representative, is the sole owner of Lot 5R1, Block 5, CARTER INDUSTRIAL PARK, an addition to the City of Fort Worth, Tarrant County, Texas, according to the deed recorded in County Clerk's File No. D199179196, of the Deed Records of Tarrant County, Texas. The foregoing being more particularly described as follows:

LEGAL DESCRIPTION

Being all of Lot 5R1, Block 5, CARTER INDUSTRIAL PARK, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in County Clerk's Document No. D211255234 of the Plat Records of Tarrant County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MEREKEN LAND & PRODUCTION COMPANY, acting by and through the undersigned, its duly authorized representative, does hereby adopt this plat designating the hereinabove described property as Lots 5R1A & 5R1B, Block 5, CARTER INDUSTRIAL PARK, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public use, the streets and easements shown hereon.

WITNESS MY HANDS at Fort Worth, Tarrant County, Texas, this 1st day of January, 2014.

MEREKEN LAND & PRODUCTION COMPANY
Larry Kalas
LARRY KALAS, PRESIDENT

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared LARRY KALAS, PRESIDENT, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 1st day of January, 2014.

DEWEY SCOTT MOORE
Notary Public
STATE OF TEXAS
My Comm. Exp. 01/01/2015

Larry Kalas
Notary Public in and for the State of Texas
My Commission Expires 01/01/2015

THIS IS TO CERTIFY THAT I, CHRIS L. BLEVINS, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that all lot corners, angle points and points of curve are properly marked on the ground and that this plat correctly represents that survey made by me.

STATE OF TEXAS
CHRIS L. BLEVINS
5792
PROFESSIONAL
LAND SURVEYOR

Chris L. Blevins
CHRIS L. BLEVINS, R.P.L.S.
State of Texas No. 5792

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.
Plat Approval Date: 1/24/2014
By: *Charles R. Reed* Chairman
By: *Scott S. S.* Secretary

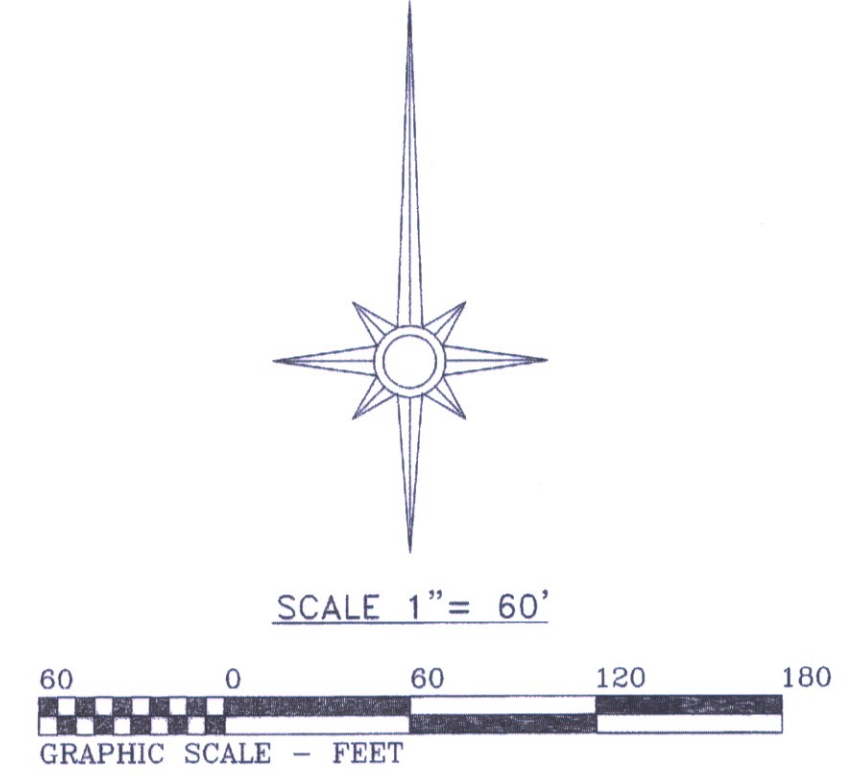
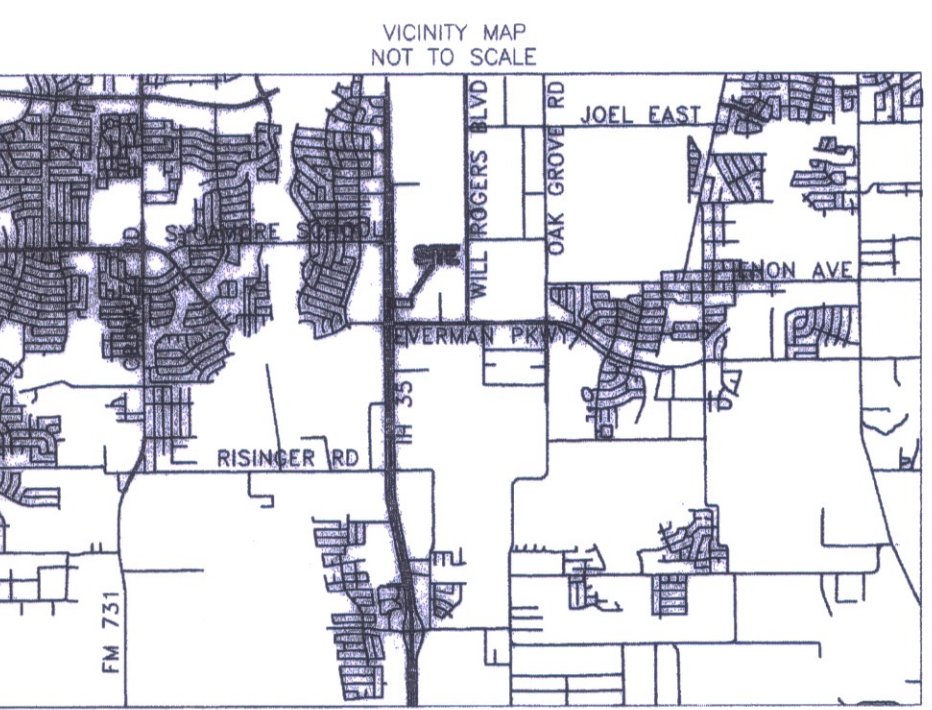
FORT WORTH
COUNTY CLERK
1-16-14

FS13-167
FINAL PLAT
OF
LOT 5R1A & 5R1B, BLOCK 5
CARTER INDUSTRIAL PARK
AN ADDITION TO THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS
BEING
A REPLAT OF LOT 5R1, BLOCK 5
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT
COUNTY, TEXAS
ACCORDING TO THE PLAT RECORDED
IN COUNTY CLERK'S FILE# D211255254 OF THE
PLAT RECORDS OF TARRANT COUNTY, TEXAS

PREPARED: JUNE 20, 2013
REVISED: JANUARY 2, 2014
18.054 ACRES GROSS, 2 LOTS

F.S.-13-167
SIN FIN #???

THIS PLAT FILED IN INSTRUMENT # D214015596, DATE 1-24-2014.



Building Permits
No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

Transportation Impact Fees
The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

Utility Easements
Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Construction Prohibited Over Easements
No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

Covenants or Restrictions are Un-altered
This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

PARKWAY PERMIT:
PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

BEARING BASIS NOTE:
THE BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON TEXAS STATE PLANE COORDINATES, (NAD 83) LAMBERT PROJECTION FOR THE TEXAS NORTH CENTRAL ZONE.

Site Drainage Study
A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

Water/Wastewater Impact Fees
The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

Private Pressure-Reducing Valves
Private P. R. V.'s will be required if water pressure exceeds 80 P.S.I.

Sidewalks
Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

PRIVATE MAINTENANCE NOTE
THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

G. MAIN SURVEY, ABSTRACT No. 1094

J. HUDSON SURVEY, ABSTRACT No. 741

LOT 5R1A
17.412 ACRES
(758,490 SQUARE FEET)

LOT 5R1B
0.635 ACRE
(27,678 SQUARE FEET)

EVERMAN PARKWAY
(120' RIGHT-OF-WAY)

$\Delta=7^{\circ}09'12"$
 $R=2917.64'$
 $L=285.34'$
 $CH=N 86^{\circ}51'24" W$
 $285.16'$

$\Delta=3^{\circ}59'43"$
 $R=1551.21'$
 $L=108.17'$
 $CH=N 85^{\circ}36'44" W$
 $108.14'$